

Hotel Fredric (Fredric Hotel)
312 East 9th Street
Kansas City
Jackson County
Missouri

HABS No. MO-1923

HABS
MO
48-INDEP,
9-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Denver, Colorado 80225-0287

HISTORIC AMERICAN BUILDING SURVEY

HOTEL FREDRIC (Fredric Hotel) HABS No. MO-1923

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MO
48-INDEF
9-

Location: 312 East 9th Street
Kansas City, Missouri

Present Owner: General Services Administration

Present Occupant: Fredric Hotel (multiple residents)

Present Use: Hotel (to be demolished)

Significance:

The Fredric Hotel is significant under National Register criterion A in the area of COMMERCE, and criterion C in the area of ARCHITECTURE. Under criterion A, it is representative of the period of building growth which Kansas City experienced from 1910 through 1930. During this period, there was an increase of 150,000 in the population, and construction activity surged to meet this growth.¹ This growth is paralleled by a significant increase in the number of commercial hotels in the first part of the twentieth century. The downtown hotels represented the greatest segment of this industry due to the convention trade business which was headquartered there.² Several large hotels were constructed to meet this need, as were a number of smaller residential hotels. The intact plan and architectural details of the Hotel Fredric make it a typical example of this now-rare second tier of hotels.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of Erection: 1916-1917
2. Architect: W. Hilton Smith, architect.
Engineer: Ed. H. Gill, engineer; Gypsum Fireproofing Co. of Chicago and K.C.
3. Original owners: Hoffman Brothers Investment Co. (Barnett L. & Samuel Hoffman)
4. Builders, contractors, suppliers: Hoffman Brothers, general contractors. Federal Sash & Door Co., mill work subcontractors.
5. Original plans: Original plans for the Hotel Fredric are on microfiche, Ref. No. 79.48, at the Western Historical Manuscript Collection

located on the campus of the University of Missouri-Kansas City (UMKC).

6. Alterations and additions:

Repairs for fire losses were made to the Fredric Hotel in 1945 and 1961.³ The original (per plans) ornate canopy on the south side also appears to have been replaced. Otherwise, the building is virtually intact from its time of construction.

B. Historical Context:

From 1910 to 1930, Kansas City experienced a period of growth which resulted with a corresponding rise in construction activity. This growth is paralleled by a significant increase in the number of commercial hotels in the first part of the twentieth century. In 1906, the city directory listed 156 hotels; in 1916 (the year construction began on the Hotel Fredric) there were 339 hotels. The number of hotels tops out in the 1920's, with 389 listings found in the 1926 directory. The number of hotels dropped slightly in the 1930's, with 345 listed in the 1936 directory.⁴

Hostelry has always been a significant commercial enterprise in Kansas City. From its earliest beginnings located at the confluence of two rivers, through the period of westward expansion and the trails through the city, up to the time the city made its transition from "boom town" to a metropolis, Kansas City experienced construction spurts in the hotel industry. While hotels were built in other areas of the city, the downtown hotel industry grew at a greater rate because of the conventions trade business which was headquartered there. Seven large hotels were listed in the National Register of Historic Places in 1983, and represent the "heyday" of the grand hotel in Kansas City.

As noted, the 1983 thematic National Register nomination recognized the grand hotels in the city's central business district. However, another type of hotel, once numerous, had become increasingly rare in business district -- the smaller residential hotel. The Hotel Fredric is a typical example of second tier of hotels. A 1925 survey atlas of Kansas City reveals a significant concentration of these hotels on the east side of the central business district (east of McGee Street). On the east 300 block of 9th street alone, there were two other hotels besides the Hotel Fredric. Within a two block radius south, east, and north of the Hotel Fredric, there were at least twenty-three hotels. Temporary residential quarters were also

provided by the nearby Y.M.C.A., and undoubtedly by the numerous apartments and flats in the area as well.⁵

The business district of Kansas City was originally focused around the city market area between Fourth and Fifth, and Main and Walnut.⁶ Residential development south and east of the original downtown gradually shifted the center of the business district in that direction. In the 1890's, the area around the future site of the Hotel Fredric was still a mixture of residential, small commercial enterprises, and some public and social buildings. St. Peter & Paul's Roman Catholic Church was located on the southwest corner of 9th and McGee. The church (1867) was a center for the German community in Kansas City. The church, which also had an adjoining parsonage and parochial school (1872), was a community center for the Germans, as the services were conducted in their native language.⁷

In 1896, twenty years before the construction of the Hotel Fredric, the 300 block of east 9th street was typical of the surrounding blocks. There was a mixture of small commercial buildings and residential hotels, a few larger "grand" hotels, and imposing government or civic buildings on the corners. On the south side, there was a two story dwelling at the west end, and a commercial building just east of this. Across the alley to the east was a row of small one- and two-story frame business. At the southeast corner of Oak and 9th streets was the three-story Hotel Cunningham. The north side of the block has an even larger, more imposing hotel at the northeast corner of McGee and 9th streets. The Hotel Victoria had two six-story sections, with a kitchen addition on the rear and a two-story addition on the west with a billiards room. Across the alley to the east was the two-story Williamson Laundry, on the site of the present Fredric Hotel. Adjoining to the east was a row of six connected two-story commercial buildings. At the north end of the block, facing onto 8th Street, a large two story building contained the public library on the first floor, and the Board of Education on the 2nd. Across McGee, just west of the Hotel Victoria, the large corner lot contained a stone cutting building and a small government architects' office. These were temporary buildings, to be removed after the federal building was finished.⁸

In 1908, the House Wrecking Company took out a permit to demolish the building at 312 E. 9th Street, in accordance with Ordinance 38919.⁹ By the time the 1909 Sanborn map was published, the former Williamson Laundry building had been demolished. The commercial buildings to the east of this lot remained, with the immediately adjacent building containing a "clothes cleaning & dyeing" enterprise.¹⁰ The building north of the Hotel Fredric lot now contained the "Au-Fait Club House", while the former Hotel Cunningham site now contained the larger, five-story

Gladstone Hotel. Two doors south of the Gladstone Hotel at 916 Oak Street, the Bismarck Hotel had been constructed by 1909.¹¹ In 1915, a permit was issued for the construction of a one-story brick store, designed by O. Knechrt. It doubtful that this building was ever constructed, as a permit was issued on August 25, 1916 for the excavation and construction of a 26'-0"x144'-0" foundation. The owner of the proposed building was the Hoffman Brothers, and the builder was listed as S. Hoffman.¹²

Biographical Information - Barnett L. and Samuel Hoffman

Little information has been uncovered about the Barnett L. and Samuel Hoffman, except for that which can be derived from the city directories.¹³ Prior to 1912, the Hoffman brothers operated the "Hoffman Bros. Bottle Co." From 1912 until 1919, they were proprietors of the "Hoffman Bros. Investment Co." which had offices at 524 Ridge Building. During this period, they resided together at 2828 E. 11th Street in Kansas City, Missouri. Barnett is no longer listed as residing in Kansas City in 1920, although Samuel remains at the same residence. In 1921, Samuel Hoffman operated the "Hoffman Construction Co." out of the former office of the Hoffman Bros. Investment Co.¹⁴

Shortly after the permit was issued for the foundation, the Hoffman Brothers took out a building permit for the construction of a six-story hotel at 312 E. 9th Street. The brick building was to have a tar and gravel roof, two crosswalls, 4' stand pipes, and "additional" fire escapes. The estimated cost for the building was \$80,000.00.¹⁵ The architect for the hotel was W. Hilton Smith.

Biographical Information - W. Hilton Smith

As with the Hoffman brothers, little information exists about W. Hilton Smith.¹⁶ W. Hilton Smith does not appear in the Kansas City, Missouri city directories, as a resident or architect, until 1913. At this time, he is listed as an architect, apparently working alone out of offices at 518 Massachusetts Building. In 1919, he no longer appears in the city directories.¹⁷ At the offices of the Kansas City Landmarks Commission, a listing of buildings designed by Charles A. Smith and his firms erroneously contains two buildings designed by W. Hilton Smith -- the Fredric Hotel, and the Grace Hospital. The Grace Hospital was constructed in 1917 at 918 E. 9th Street by L. Crosby Contractors.¹⁸ The Western Historical Manuscript Collection at UMKC has plans for another hotel in addition to the Fredric. The plans, dated 1915, show an as yet unnamed hotel also to be constructed by the Hoffman Brothers. The large, three-bay brick building with flat roof was to be located on 9th Street between Charlotte and Campbell.¹⁹ If constructed, this building has since been torn down due to the construction of the downtown connection of Interstate 35.

The 1916 plans for the "Hotel Bldg.", in contrast to the 1915 plans for a hotel, specifically referenced the 312 E. 9th Street site. The original front elevation drawing shows a six-story building. In February of 1917, however, a building permit was issued to construct an additional story to the as-yet unfinished hotel. The estimated cost of adding another floor was \$8,000.00.²⁰ Other deviations from the original plans include the window lintels on the west, north, and east sides. The original plans show a triple row of segmentally arched bricks. The present lintels, which appear original, are integrated within the brick bond walls. The original plans also show an elaborate awning or canopy over the sidewalk on the south side. It is possible that this was built as planned and later removed, as the present awning has a ca. 1950's appearance.

By the time a survey atlas of Kansas City was completed in 1925, the blocks west of the Hotel Fredric are almost solidly commercial buildings. East of McGee, however, the blocks contain a mixture of attached and detached buildings, public and private buildings, multi- and single-family residences. As noted in the significance statement, a two-block radius to the north, east, and south contained at least twenty-three hotels.²¹ By 1939, numerous parking lots and automobile garages, which were to later characterize the area, were evident.²² This was undoubtedly in response to the completion of several large civic buildings in the area: the Jackson County Courthouse (Kansas City Division) at 415 E. 12th Street in 1934; the third city hall building in 1937 at 414 E. 12th Street; the Municipal Courts Building and Police Headquarters at the northeast corner of 12th and Locust streets; and a new Federal Courts Building and Post Office in 1939 on the site of the former Federal Building between 8th and 9th on Grand.²³ The north half of the block containing the Hotel Fredric was a parking lot, as was part of the block to the east. There were two parking lots and a parking garage north of the Victoria Hotel. The 1939 Sanborn map indicates that the three commercial buildings immediately adjacent to the Hotel Fredric were fire ruins at this time, leading the way to their eventual demolition.²⁴

The Hotel Fredric has been in constant use under the same name, or variations thereof, since its construction. Repairs were made due to fire damage in 1945 and 1960.²⁵ During the first decades of the building's existence, it was referred to as the "Hotel Fredric" (with occasional misspellings). In later years, it has generally been called the Fredric Hotel. In 1968, the city directory lists the building as the "The New Fredric Motor Hotel."²⁶ There is no documentation available which relates the quality of the hotel's services or clientele relative to any of the other smaller residential hotels in the area. However, as the fortunes of this district have declined over the years since

its construction, so have the Hotel Fredric's fate declined. In general, the prosperity of Kansas City's downtown has been diminished by several factors, all of which have played a role in the decline of the Hotel Fredric. There has been increased growth in the southern section of the city as well as the suburbs, siphoning off business from the downtown. Construction of federal interstate highways have divided downtown; one such highway lies just north of the Hotel Fredric, separating it from the historic heart of Kansas City's early commercial district. Federally sponsored urban renewal programs were responsible for the demolition of many nearby historic buildings, leaving parking lots in their wake. As do the few remaining residential hotels in the area, the Hotel Fredric presently provides rooming for disadvantaged residents of the city.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character:

The Hotel Fredric is significant under Criterion C in the area of architecture as a representative example of an increasingly rare property type in Kansas City -- the small hotel. Although only about 26' wide, the main facade is richly ornamented. The form of the building is a two-part vertical block.²⁷ The facade is divided horizontally into two distinct zones. The lower zone, arranged in a typical "storefront" manner, is two stories, and serves as a visual base for the dominant upper zone of six stories. The sense of verticality on the upper zone is further emphasized by the continuous pilasters composed of terra cotta tiles.

The detailing on the facade is classically derived. Elaborate overhanging cornices with egg and arrow molding separate the two zones, as well as serve as a visual terminus at the top story. Wide terra cotta tiles serve as piers on the storefront corners, and have decorative panels with circular garlands and dogwood blossom motifs. Narrower tiles form vertical pilasters on the upper zone which divide it into two bays, each containing a pair of windows. The pilasters join above the top floor windows, forming an ogee arch. Smaller tiles with dogwood blossoms accentuate the pilasters between each floor on the upper zone.

2. Condition of fabric: Good (to be demolished)

B. Description of Exterior:

1. Overall dimensions: 26'-0"x144'-0"

2. Foundation: Reinforced concrete

3. Walls: The exterior walls are brick with white terra cotta ornament on the primary (south) facade. The east and north sides are common bond brick, and show evidence of some repointing. The east side has a stucco covering the south one-third of the first floor, at the site where another building formerly adjoined on the east. Painted advertising for Vess Cola and the Hotel Fredric is above the stucco on the east. Faded painted advertising for the Hotel Fredric is also at the cornice area of the north side. The west side is a dark red brick laid in common bond with tooled rose-tinted mortar joints. The south facade has a veneer of maroon brick laid in stretcher rows, with courses of header brick serving as the window sills. Glazed white terra cotta panels provide ornamental interest on the facade at the storefront level, and as vertical demarcation between the two window bays on the second through seventh floors.

4. Structural system: Brick and reinforced concrete walls with concrete floors.

5. Stoops, balconies, bulkheads: The storefront is covered by a flat metal stoop canopy, hung by metal chains and framed with neon tubing. Beneath the centered display windows, the bulkhead has a dressed-face stone veneer. On the seventh floor of the primary facade, each pair of windows shares a concrete balcony. The balconies, in deteriorated condition, are supported by large paneled concrete brackets underneath each end. The east balcony retains part of its original metal balustrade, while the west balcony no longer has its balustrade. There are tapering concrete piers in the corners of the balustrade, which have floral garland decorations. The piers are damaged at the top, and are missing their finials.

6. Openings:

a. Doorways and doors: The main entry door is located on the west end of the south side. There are double glass doors with metal frames flush with the walls. Above, a fixed glass transom is painted with the building's address. At the east end of the south side, a recessed bay contains a doorway opening which is presently closed down with concrete block. The pavement in the recessed bay is concrete and stone pavers. Another pair of entry doors is on the north end of the west side, at the basement level. The short wooden doors each have two lower panels. The top halves, which formerly contained glazing, have been covered with plywood. Also on the west side, there are exit doors to the metal fire escape on the second bay from the north, third through eighth floors. The third floor retains its

original lower paneled door, with upper glazing covered with plywood. All other fire escape doors are flush plywood.

b. Windows: Two large display windows with aluminum frames are east of the double entry doors on the south side. Another display window angles back in the recessed bay on the east end of the facade. Above the metal storefront canopy, there are four one-over-one, double-hung sash transom windows, separated by the brick wall, with a larger brick expanse in the center. The windows on the second through seventh floor of the south side are identical. The facade is divided into two bays, each containing a pair of one-over-one, double-hung wood sash windows. Each pair shares a common molded stone sill; beneath this is a course of brick headers which extends the entire width of the facade. Beneath the corners of each pair of windows on the third through seventh floor, there are small terra cotta tiles with stylized dogwood blossoms. The vast majority of windows on the remaining sides (east, north, and west) are tall, one-over-one, double-hung wood sash with plain stone lugsills and lintels integrated into the brick wall bond. The east side windows deviate from the original plans prepared by the architect. There are no windows on the south half of the east side, save for the top two floors at the southernmost bay. On the north half, the windows are somewhat irregularly placed. On the fourth through eighth floors, there is a pair of windows on the northernmost bay, while the remainder are singly grouped. The windows on the first and second floors are small, square two-light casement windows. There is a small one-over-one, double-hung sash window in the east side of the elevator penthouse. The north side of the Hotel Fredric has three bays of windows on each floor. The two end bays have tall, narrow windows, while the central bay window is shorter. The west side has twenty-four window bays on the second through seventh floors (which are also the third through eighth floors at the rear of the building). These are divided into three large groups by wider expanses of brick wall. The northern third contains eight windows and the fire escape door; the central group has six windows, and the southern third has nine windows. An additional single window is at the southernmost bay. In the mezzanine portion of the west side (south end) there are three large window openings which have been closed down with brick. In the rear section of the west side, a recessed brick panel separates the first floor windows from the second. There are seventeen windows in this rear portion. All basement window openings have been closed down with concrete bricks, and have a small metal vent at the top.

7. Roof:

a. Shape: The roof is flat, with an elevator penthouse projecting one story near the center of the east wall. The penthouse roof is flat.

b. Cornice, eaves: There is tile coping at the roof edge on the east, north, and west sides. On the south side, the cornice is accentuated with a widely overhanging decorative entablature, which consists of a plain architrave band, a narrow frieze with and egg and arrow echinus, and a wide, molded cornice. The entablature is supported by nine wide, shallow block modillions. Beneath the modillions at each end is a terra cotta pendant block. A terra cotta shield of three acanthus leaves is beneath the third and seventh modillion (above the peak of the terra cotta ogee arches). Above the entablature is a course of glazed white terra cotta tiles, with a stepped pattern above the points of the arches. There is a small expanse of brick veneer to the top of the facade, which is capped with tile coping.

C. Description of Interior:

1. Floor plans: There is a lobby and mezzanine at the ground floor in the south portion of the building, which extends two floors in height. The north (rear) portion of the first and second floors, as well as all of the third through eighth floors are small, single hotel rooms. There are one hundred nine private rooms on the eight floors. The rooms, which vary from 9'-3" to 9'-9" in width and approximately 14' or less in length, are on the west side, and an approximate 4' wide hallway is on the east. A short (6') hall leads west from the hall to paired, angled entry doors to the private rooms. A small bathroom is at the east end of each hotel room, with floor raised approximately 8" above the floor of each room. There is an elevator in the center of the east hallway on each floor with non-historic wood panels and original metal grill door. At the north end of the lobby, the front desk is enclosed with lower plywood panels, glass windows, and a flat roof trimmed with projecting mansard of wood shingles.

2. Stairways: There is a stairway at the southwest corner of the lobby, leading to the mezzanine overlooking the lobby. The risers and treads are marble, and the balustrade is metal. There is another set of stairs north of the elevator, with marble treads on all of the upper floors. Marble terrazzo steps lead to the basement.

3. Flooring: The lobby floor, hallways, and hotel rooms are presently covered with carpet. The basement has a terrazzo marble floor.

4. Wall and ceiling finishes: The lobby has 5' high marble wainscoting paneling. Above are smooth walls scored into large blocks. The hallways have a rough stucco covering, and the rooms have plaster walls. The lobby ceiling is into large square panels by cross beams which end in decorative pendants on the east and west walls.

5. Doorways and doors: A small vestibule with tile flooring separates the double glass entry doors from an interior glass door with wood frame. The hotel rooms have non-original plywood sheath doors. Above, the transoms have been closed down with wood panels. Some of the bathroom doors are original wood with two panels.

6. Decorative features and trim: There are few interior decorative or trim features in the Hotel Fredric. The hotel rooms have 5" wood floor molding with a single groove, and ceiling molding. The windows are trimmed with flat wood boards. A decorative tile fireplace on the east wall of the lobby has floral and animal decorative tile inserts, and scrolled brackets supporting the mantel. It is presently painted gold.

6. Mechanical equipment:

a. Heating: Small radiators are located in each private room. Radiators in the lobby are covered with metal grills.

b. Lighting: The lobby retains some original decorative metal lighting fixtures which are painted gold. There are small metal wall sconces, and larger hanging metal shades. Ceiling fixtures are round with vari-colored panels. The hotel rooms have non-historic ceiling fixtures and lamps.

c. Plumbing: The bathroom for each private room contains historic porcelain fixtures: a corner sink, toilet, and claw-foot bathtub. Some bathtubs have been modified with shower fixtures.

D. Site:

1. General setting and orientation: The Hotel Fredric faces south onto E. 9th Street in approximately the center of the block. The east, north, and west sides are parking lots. A rock-faced, ashlar limestone retaining wall extends east from the northeast corner of the building, as the north parking lot is lower in elevation. An alley on the west side of the building separates it from the west parking lot. Across 9th Street to the south is a block of historic commercial buildings, with a parking garage directly across the street.

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings: Reference No. 79.48, on microfiche at the Western Historical Manuscript Collection; State Historical Society of Missouri Manuscripts; University of Missouri-Kansas City; Newcomb Hall, Room 302; 5100 Rockhill Road; Kansas City, MO 64110-2499.

B. Bibliography:

1. Primary and unpublished sources

Kansas City, Missouri building permits. Permit No. 44916, 25 November 1908; Permit No. 60941, 25 August 1916; Permit No. 11922, 22 September 1916; Permit No. 61767, 8 February 1917; Permit No. 16991A, 28 June 1945; Permit No. 63564A, 11 July 1960. Kansas City, Missouri Landmarks Commission.

Kansas City, Missouri City Directories, microfilm collection. Kansas City, Mo.: Missouri Valley Room, Kansas City Public Library, 1906-1936, 1968.

"Smith, Charles A." file. Kansas City, MO.: Kansas City Landmarks Commission.

Smith, W. Hilton, arch. "Hotel Bldg. - 312 E. 9th St." Kansas City, Mo.: Western Historical Manuscript Collection, microfiche Ref. No. 79.48.

2. Secondary and published sources

Atlas of Kansas City, Missouri & Environs. Kansas City, MO.: Tuttle-Ayers-Woodward Co., 1925.

Ehrlich, George. Kansas City, Missouri: An Architectural History, 1826-1990, revised ed. Columbia, MO.: University of Missouri Press, 1992.

Kansas City und sein Deutschum im 19. Jahrhundert. Cleveland: German-American Biographical Company, 1900.

Longstreth, Richard. The Buildings of Main Street. Washington, D.C.: The Preservation Press, 1987.

Piland, Sherry and Uguccioni, Ellen J. "Hotels in the Downtown area of Kansas City." National Register Nomination. 12 May 1983.

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Sanborn Map for Kansas City, Jackson County, Missouri. New York:
Sanborn Map Company, 1896; 1909; 1939.

Thomason and Associates, and Wolfenbarger, Deon. Survey Plan of
Kansas City, Missouri. Kansas City, MO.: Kansas City
Landmarks Commission, 1992.

Prepared by: Deon K. Wolfenbarger
Preservation Consultant
Three Gables Preservation
January 6, 1995

PART IV. END NOTES

1. George Ehrlich, Kansas City, Missouri: An Architectural History, 1826-1990, revised ed. (Columbia, MO.: University of Missouri Press, 1992), p. 66.
2. Sherry Piland and Ellen J. Uguccione, "Hotels in the Downtown area of Kansas City," National Register Nomination. 12 May 1983.
3. Kansas City, Missouri building permits, Permit No. 16991A, 28 June 1945; Permit No. 63564A, 11 July 1960, Kansas City Landmarks Commission.
4. Kansas City, Missouri City Directories, microfilm collection (Kansas City, MO.: Missouri Valley Room, Kansas City Public Library, 1906; 1916; 1926; and 1936).
5. Atlas of Kansas City, Missouri & Environs, (Kansas City, MO.: Tuttle-Ayers-Woodward Co., 1925).
6. Ehrlich, p. 9.
7. The church, serving as a cultural center for the German community in Kansas City, may serve as a partial explanation for the number of small hotels in the area with Germanic names: Hotel Fredric, Hotel Snyderhoff, Hotel Schuyler, and Hotel Bismark.
8. Sanborn Map for Kansas City, Jackson County, Missouri, (New York: Sanborn Map Company, 1896).
9. Kansas City, Missouri building permit, Permit No. 44916, 25 November 1908, Kansas City Landmarks Commission.
10. Sanborn Map for Kansas City, Jackson County, Missouri, (New York: Sanborn Map Company, 1909).
11. Ibid.
12. Kansas City, Missouri Building Permit, Permit No. 60941, 25 August 1916, Kansas City Landmarks Commission.
13. The following sources were consulted, but revealed no further information about the Hoffman brothers: the Western Historical Manuscript Collection at the University of Missouri/Kansas City; the Native Son's Collection at Western Historical Manuscript Collection; the files at the offices of the Historic Kansas City Foundation; the builders files at the Landmarks Commission of Kansas City, Missouri; and the Missouri Valley Room, Special

Collections at the Kansas City, Missouri Public Library. A history of the Germans in Kansas City was examined as well. Published in 1900 in German, the biography section of Kansas City und sein Deutschum im 19. Jahrhundert does not include Barnett or Samuel Hoffman.

14. Kansas City, Missouri City Directories, microfilm collection (Kansas City, MO.: Missouri Valley Room, Kansas City Public Library, 1910-1922).

15. Kansas City, Missouri Building Permit, Permit No. 11922, 22 September 1916, Kansas City Landmarks Commission.

16. The following sources were consulted, but revealed little or no information on W. Hilton Smith: the Western Historical Manuscript Collection at the University of Missouri/Kansas City; the Native Son's Collection at Western Historical Manuscript Collection; the files at the offices of the Historic Kansas City Foundation; the architects files at the Landmarks Commission of Kansas City, Missouri; and the Missouri Valley Room, Special Collections at the Kansas City, Missouri Public Library. The Western Historical Manuscript Collection has architectural plans for two buildings designed by W. Hilton Smith. The Landmarks Commission had two buildings designed by W.H. Smith contained on a list of buildings within the "Charles A. Smith" architect files.

17. Kansas City, Missouri City Directories, 1912-1920.

18. "Smith, Charles A." files, (Kansas City, MO.: Kansas City Landmarks Commission).

19. Architectural plans files, Western Historical Manuscript Collection.

20. Kansas City, Missouri Building Permit, Permit No. 61767, 8 February 1917, Kansas City Landmarks Commission. The original building permit indicated a six-story hotel, as does the front elevation drawing. The rear and side elevations, however, show a seven-story hotel. This is due to the height of the hotel lobby at the front (south) end of the first floor. The lobby is two stories in height; the original plans thus show only five additional floors above. Thus with the addition during construction of another floor, the Fredric Hotel is seven stories in height when viewed from the south, but has eight floors in the rear portion of the building.

21. Atlas of Kansas City, Missouri & Environs, (Kansas City, MO.: Tuttle-Ayers-Woodward Co., 1925).

22. Sanborn Map for Kansas City, Jackson County, Missouri, (New York: Sanborn Map Company, 1939).
23. Ehrlich, pp. 100-104.
24. Sanborn Map for Kansas City, Jackson County, Missouri, (New York: Sanborn Map Company, 1939).
25. Kansas City, Missouri Building Permits, Permits Nos. 16991A, 28 June 1945; and 63564A, 11 July 1960.
26. Kansas City, Missouri City Directory, microfilm collection (Kansas City, MO.: Missouri Valley Room, Kansas City Public Library, 1968).
27. Richard Longstreth, The Buildings of Main Street (Washington, D.C.: The Preservation Press, 1987), p. 82.



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KANSAS CITY